170.A	0005	0007.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	960,500	/	960,500
USE VALUE:	960,500	/	960,500
ASSESSED:	960,500	/	960,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7	-9	WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #: 7

Owner 1:	KAMOUN WALID &
Owner 2:	KARAA AMEL
Owner 3:	
Street 1:	7 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVERMAN LAUREN H -
Owner 2:	-
Street 1:	7 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2005, having primarily Wood Shingle Exterior and 3228 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	960,500			960,500
Total Card	0.000	960,500			960,500
Total Parcel	0.000	960,500			960,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.55 | /Parcel: 297.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 272367
GIS Ref:
GIS Ref:
Insp Date: 09/26/18

PREVIOUS ASSESSMENT

Parcel ID: 170.A-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	943,800	0	.		943,800	943,800	Year End Roll	12/18/2019
2019	102	FV	921,900	0	.		921,900	921,900	Year End Roll	1/3/2019
2018	102	FV	840,800	0	.		840,800	840,800	Year End Roll	12/20/2017
2017	102	FV	756,400	0	.		756,400	756,400	Year End Roll	1/3/2017
2016	102	FV	756,400	0	.		756,400	756,400	Year End	1/4/2016
2015	102	FV	725,900	0	.		725,900	725,900	Year End Roll	12/11/2014
2014	102	FV	691,800	0	.		691,800	691,800	Year End Roll	12/16/2013
2013	102	FV	691,800	0	.		691,800	691,800		12/13/2012

!15286!

PRINT

Date	Time
12/11/20	05:01:36

LAST REV

Date	Time
09/26/18	13:35:45
danam	
15286	

USER DEFINED

Prior Id # 1:	112826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVERMAN LAURE	60234-307		10/12/2012		799,000	No	No		
CONNAUGHTON LEO	46506-409		11/18/2005		761,400	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2018	684	Porch	7,800	C				
4/26/2011	341	Manual	5,773					REPL 1 DOOR
6/9/2005	468	New Buil	290,000			G7	GR FY07	BUILD NEW 2 UNIT T

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
4/4/2006	External Ins	BR	B Rossignol
5/16/2005	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7776													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2005	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.2	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.68587363
Const Adj.:	0.99989998
Adj $ / SQ:	168.022
Other Features:	95030
Grade Factor:	1.21
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1002639
Depreciation:	42111
Depreciated Total:	960528

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	4	Baths:	3	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	264.30
Special Features:	0	Val/Su Net:	297.55
Final Total:	960500	Val/Su SzAd	297.55

SKETCH

UnSketched SubAreas:
GLA: 3228,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,228	168.020	542,376
Net Sketched Area:		3,228	Total:	542,376
Size Ad	3228	Gross Are	3228	FinArea 3228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.A-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: